

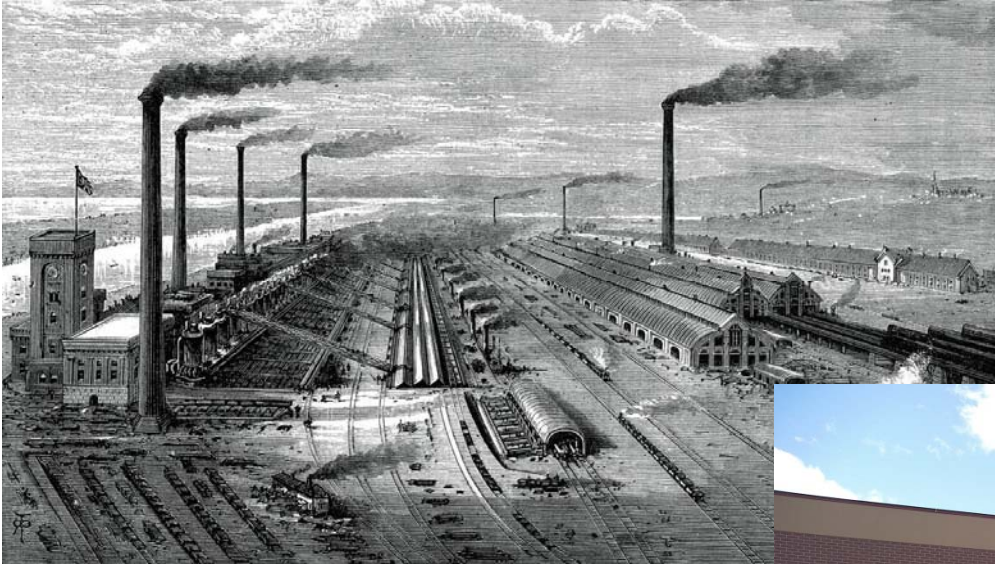
# Spokane Industrial Market Update




**Presented by Tim Kestell, Broker**

**KIEMLE  
HAGOOD**

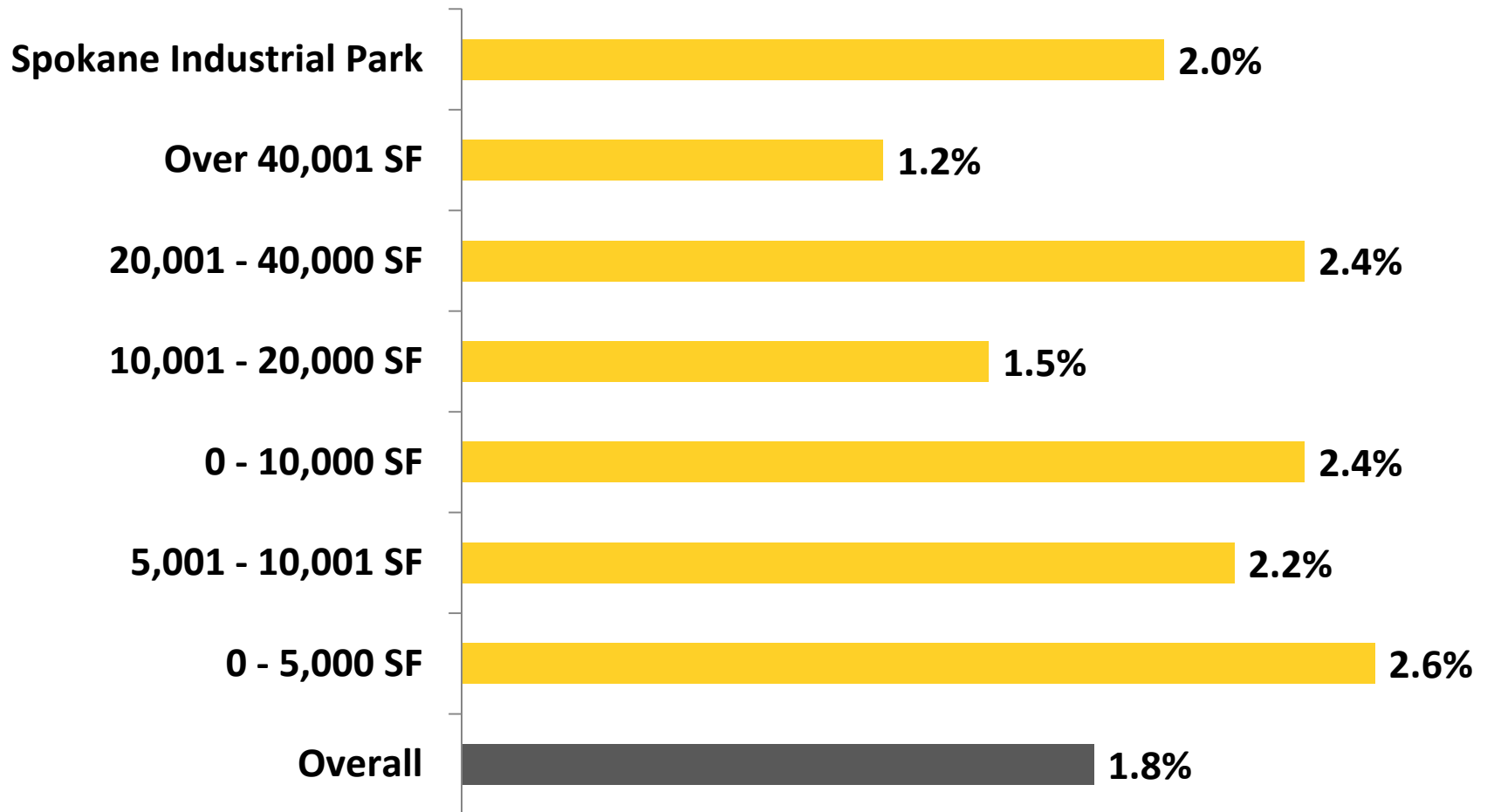
# Old vs. New



# [ Highlights or Lowlights

- **Vacancy is extremely low at 1.8% overall.** 
- **Limited existing space options.**
- **Few projects coming online in 2018.**
- **Increasing construction costs and interest rates.**

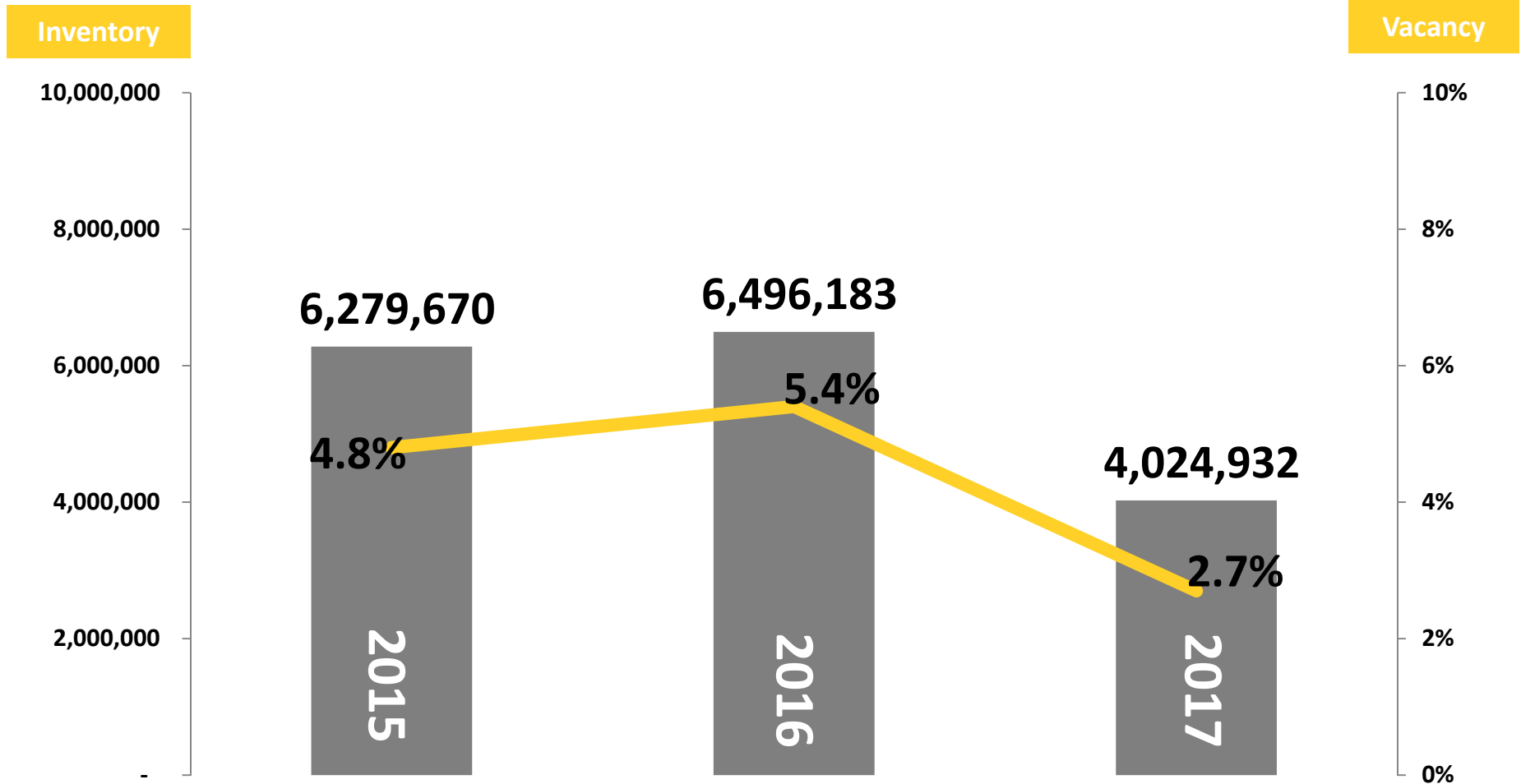
# Spokane Vacancy Breakdown



Data Source: Mark Lucas, Tracy Lucas and Tracy Poff  
Kiemle Hagood

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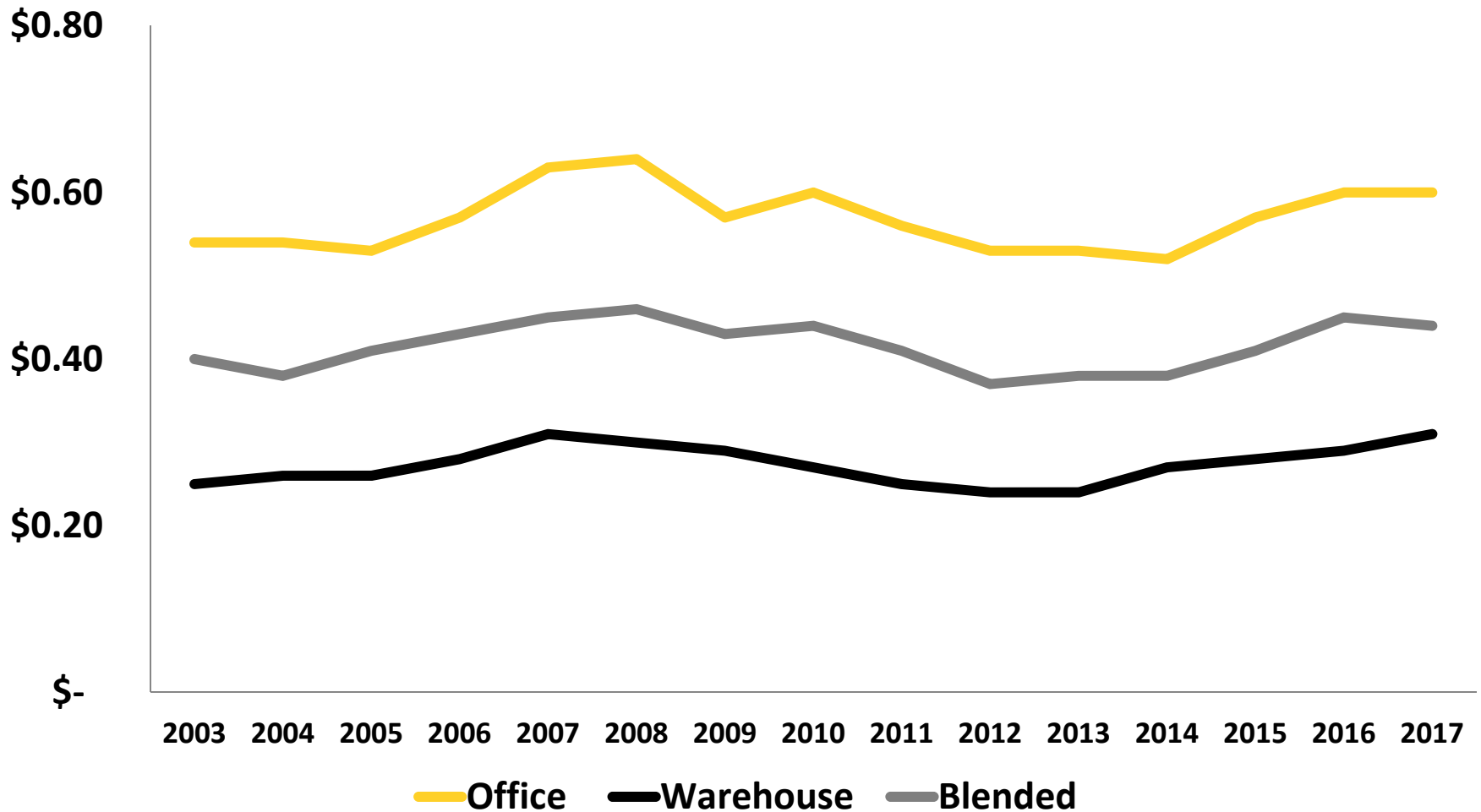
# Kootenai County Vacancy



Data Source: Valbridge Property Advisors

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# Spokane Historical Industrial Lease Rates



Data Source: Mark Lucas, Tracy Lucas and Tracy Poff  
Kiemle Hagood

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# [ Interesting / Notable

- **Sale Transactions**
- **Lease Transactions**



# [ Sold

- **Former Roses N' More (724 N. Madelia St.)**
  - **1.2 ac (52,500SF) | Land**
  - **26,300 SF | Building**
  - **\$1,075,000 | Sale Price**
  
- **Former I-Tron (2818 N. Sullivan Rd)**
  - **32.6 ac (1,420,056SF) | Land**
  - **139,359 SF | Building**
  - **\$5,500,000 | Sale Price**



# [ Leased

- **2416 Cheney-Spokane Road (Building 1)**
  - **26,676 SF | Building**
  - **Cryptocurrency Tenant with massive power needs**
- **910 N. Thierman Rd.**
  - **16,132 SF | Building**
  - **Triad Machinery – New location**

# What's Coming Up

- North/South Freeway Progress
- West Plains Project(s)
- Spokane Project(s)



# **Acknowledgements**

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**Teresa Eggleston – Kiemle Hagood**

**Steve Schmautz – SDS Realty**

**Doug Byrd – Byrd Real Estate**

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**HAGOOD**

**THANK YOU!**